

PB# 07-18

**Royal Foods
(Freezer Addition)**

18-1-11

07-18

Royal Foods - Walnut Ave.
Addition of Freezer

07-18

TOWN OF NEW WINDSOR
PLANNING BOARD
APPROVED COPY
DATE: 9-28-07

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/13/2007

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 7-18

NAME: ROYAL FOOD SERVICE PA2007-0050

APPLICANT: THOMAS ABBRUSCATTO

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/20/2007	REC. CK. #15367	PAID		750.00	
06/27/2007	P.B. MINUTES	CHG	28.00		
09/05/2007	P.B. ENGINEER FEE	CHG	345.10		
09/05/2007	P.B. ATTY FEE	CHG	192.50		
09/12/2007	RET. TO APPLICANT	CHG	184.40		
		TOTAL:	750.00	750.00	0.00

Jack,
Please issue a check in the
amount of \$184.40 to close
out escrow.

Thank you,

(m)

9-13-07

Town of New Windsor

555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT #700-2007

09/13/2007

Royal Foods
24 Walnut Ave
New Windsor, NY 12553

Received \$ 125.00 for Planning Board Fees, on 09/13/2007. Thank you
for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

PB # 07-18 *approved*

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#507-2007

07/06/2007

New Windsor Royal Food Service

Received \$ 125.00 for Planning Board Fees, on 07/06/2007. **Thank you** for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

P.B. #07-18 Application fee

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/20/2007

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 7-18

NAME: ROYAL FOOD SERVICE PA2007-0050
APPLICANT: THOMAS ABBRUSCATTO

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/20/2007	REC. CK. #15367	PAID		750.00	
		TOTAL:	0.00	750.00	-750.00

Planning 7607

**RESOLUTION ADOPTING A NEGATIVE DECLARATION
FOR A SITE PLAN APPLICATION**

*Royal Food Service
PB #07-18*

WHEREAS, an application was made to the Planning Board of the Town of New Windsor for approval of a site plan by Thomas Abbruscatto (the "applicant") for a project described as the "Royal Food Service";

WHEREAS, the subject site consists of 0.6 acres of land and comprised of one tax map parcel in the Town of New Windsor identified on the tax map as section 18, block 1, and lot 11 (SBL 18-1-11); and

WHEREAS, the action involves a request for a site plan approval to install a 12X20 foot freezer; and

WHEREAS, the applicant has submitted a fully executed short form Environmental Assessment Form ("EAF") pursuant to the New York State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, the Town of New Windsor Planning Board conducted an uncoordinated SEQRA review for this project; and

WHEREAS, during the course of the Planning Board's review of the Applicant's proposed site plan layout, the Planning Board received and considered comments from the public as well as the Town's consultants; and

WHEREAS, on June 27, 2007 the Town of New Windsor Planning Board waived the public hearing on the site plan application; and

WHEREAS, the Planning Board has carefully considered all of the comments raised by the public, the Board's consultants, and other interested agencies, organizations and officials, including those presented at numerous meetings of the Board as well as those submitted separately in writing; and

WHEREAS, the applicant has submitted a proposed site plan consisting of 1 sheet, prepared by Richard DeKay L.S. dated June 8, 2007, with no revisions; and

WHEREAS, the Planning Board has determined that the Proposed Action minimizes or avoids significant environmental

impacts and, therefore, the accompanying Negative Declaration is hereby adopted as part of the approval of site plan.

NOW, THEREFORE, be it resolved as follows:

1. The Planning Board is lead agency for an uncoordinated review of this action;
2. This is an Unlisted Action for SEQRA purposes;
3. The EAF submitted by the applicant has been fully reviewed and considered by the Planning Board;
4. Having reviewed with due care and diligence the EAF submitted by the applicant, the application herein and all pertinent documentation and testimony received at the public hearing, it is determined that the proposed action will not have, nor does it include, the potential for significant adverse environmental impacts;
5. The Planning Board hereby adopts the SEQRA "Negative Declaration" annexed hereto.


Upon motion made by Member Mr. VanLeeuwen, seconded by Member Mr. Schlesinger, the foregoing resolution was adopted as follows:

Member, Daniel Gallagher	Aye	Nay	Abstain	Absent
Member, Howard Brown	Aye	Nay	Abstain	Absent
Member, Neil Schlesinger	Aye	Nay	Abstain	Absent
Member, Henry Vanleeuwen	Aye	Nay	Abstain	Absent
Chairman, Genaro Argenio	Aye	Nay	Abstain	Absent

Alternate, Henry Schieble	Aye	Nay	Abstain	Absent
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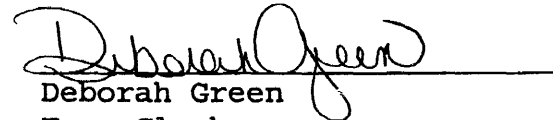
Dated: July 25, 2007

New Windsor, New York



Genaro Argenio, Chairman

Filed in the Office of the Town Clerk on this 9th day
of July, 2007.



Deborah Green
Town Clerk

**TOWN OF NEW WINDSOR PLANNING BOARD
COUNTY OF ORANGE**

NEGATIVE DECLARATION

*Royal Food Service
Site Plan Approval
PB # 7-18
(S-B-L: 18-1-11)*

PLEASE TAKE NOTICE that, according to the provisions of Article 8 of the Environmental Conservation Law and the New York Code of Rules and Regulations Part 617, the Town of New Windsor Planning Board has adopted a Negative Declaration for the project named below. The Planning Board is serving as Lead Agency for this Unlisted Action, for an Uncoordinated review of this Unlisted Action.

Name of Project: Royal Food Service -- Installation of a Freezer
Action Type: Unlisted Action; Uncoordinated Review
Location: Town of New Windsor, County of Orange
Location: 24 Walnut Avenue
Tax Map Parcel: 18-1-11

Summary of Action:

The action involves a request for site plan approval to construct a 12x20 foot addition to an existing structure to be utilized as a freezer for an existing commercial structure.

Reasons Supporting the Negative Declaration:

Based on its consideration of the available information, the Planning Board finds there would be no significant adverse environmental effects associated with granting the site plan approval. Specifically, visual impacts, traffic, solid waste generation, energy consumption, and public service demands would not be significant in connection with the proposed addition. No other potentially significant harmful environmental impacts are identified.

Date of Adoption of Negative Declaration: July 25, 2007
Agency Address: Town of New Windsor Planning Board
Town Hall -- 555 Union Avenue
New Windsor, New York 12553
Tel. (845) 563-4615
Contact Person: Genaro Argenio, Planning Board Chairman

RESOLUTION GRANTING SITE PLAN APPROVAL

Royal Food Service
PB #07-18

WHEREAS, an application was made to the Planning Board of the Town of New Windsor for approval of a site plan by Thomas Abbruscatto (the "applicant") for a project described as the "Royal Food Service";

WHEREAS, the subject site consists of 0.6 acres of land and comprised of one tax map parcel in the Town of New Windsor identified on the tax map as section 18, block 1, and lot 11 (SBL 18-1-11); and

WHEREAS, the action involves a request for a site plan approval to install a 12X20 foot freezer; and

WHEREAS, the applicant has submitted a fully executed short form Environmental Assessment Form ("EAF") pursuant to the New York State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, the Town of New Windsor Planning Board conducted an uncoordinated SEQRA review for this project; and

WHEREAS, during the course of the Planning Board's review of the Applicant's proposed site plan layout, the Planning Board received and considered comments from the public as well as the Town's consultants; and

WHEREAS, on June 27, 2007 the Town of New Windsor Planning Board waived the public hearing on the site plan application; and

WHEREAS, the Planning Board has carefully considered all of the comments raised by the public, the Board's consultants, and other interested agencies, organizations and officials, including those presented at numerous meetings of the Board as well as those submitted separately in writing; and

WHEREAS, the applicant has submitted a proposed site plan consisting of 1 sheet, prepared by Richard DeKay L.S. dated June 8, 2007, with no revisions; and

NOW, THEREFORE, the Planning Board finds that the applicant has satisfied the requirements of Town Code § 300-86 and

approves the site plan subject to the following terms and conditions:

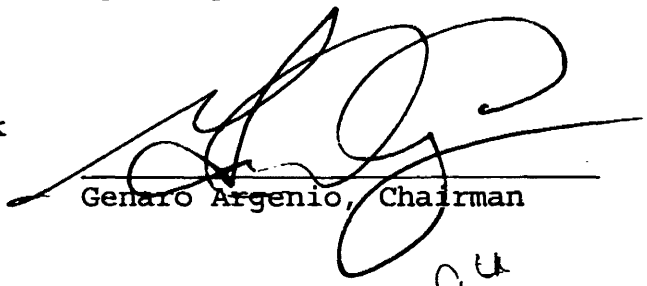
1. The applicant shall pay all outstanding fees due the Town for review of this application;
2. The applicant shall make any required revisions to the site plan to the satisfaction of the Planning Board Engineer and Planning Board Attorney;
3. The applicant shall secure all necessary permits, approvals and authorizations required from any other agency, if required;
4. The applicant shall submit proof of satisfaction of the foregoing conditions and submit a plat for signature within six months of the date of this resolution.

Upon motion made by Member Mr. VanLeeuwen, seconded by Member Mr. Schlesinger, the foregoing resolution was adopted as follows:

Member, Daniel Gallagher	<input checked="" type="radio"/> Aye	<input type="radio"/> Nay	<input type="radio"/> Abstain	<input type="radio"/> Absent
Member, Howard Brown	<input checked="" type="radio"/> Aye	<input type="radio"/> Nay	<input type="radio"/> Abstain	<input type="radio"/> Absent
Member, Neil Schlesinger	<input checked="" type="radio"/> Aye	<input type="radio"/> Nay	<input type="radio"/> Abstain	<input type="radio"/> Absent
Member, Henry Vanleeuwen	<input checked="" type="radio"/> Aye	<input type="radio"/> Nay	<input type="radio"/> Abstain	<input type="radio"/> Absent
Chairman, Genaro Argenio	<input checked="" type="radio"/> Aye	<input type="radio"/> Nay	<input type="radio"/> Abstain	<input type="radio"/> Absent

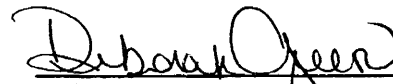
Alternate, Henry Schieble	<input checked="" type="radio"/> Aye	<input type="radio"/> Nay	<input type="radio"/> Abstain	<input type="radio"/> Absent
---------------------------	--------------------------------------	---------------------------	-------------------------------	------------------------------

Dated: July 25, 2007
New Windsor, New York



Genaro Argenio, Chairman

Filed in the Office of the Town Clerk on this 9th day of July, 2007.


Deborah Green
Town Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/13/2007

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 7-18

NAME: ROYAL FOOD SERVICE PA2007-0050
APPLICANT: THOMAS ABRUSCATTO

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/20/2007	REC. CK. #15367	PAID		750.00	
06/27/2007	P.B. MINUTES	CHG	28.00		
09/05/2007	P.B. ENGINEER FEE	CHG	345.10		
09/05/2007	P.B. ATTY FEE	CHG	192.50		
09/12/2007	RET. TO APPLICANT	CHG	184.40		
		TOTAL:	750.00	750.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/13/2007

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 7-18

NAME: ROYAL FOOD SERVICE PA2007-0050
APPLICANT: THOMAS ABBRUSCATTO

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
09/18/2007	PLANS STAMPED	APPROVED
07/27/2007	P.B. APPEARANCE	LA:ND WVE PH APPR
06/06/2007	WORK SHOP APPEARANCE	SUBMIT



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4689

OFFICE OF THE PLANNING BOARD

September 5, 2007

Royal Foods
24 Walnut Avenue
New Windsor, NY 12553

ATTN: THOMAS ABBRUSCATTO

SUBJECT: P.B. #07-18

Dear Mr. Abbruscato:

Please find attached printouts of fees due for subject project. There is a balance remaining in the escrow account that will be returned to you shortly.

Please submit payment as follows:

Check #1 - Approval Fee.....\$ 125.00

Upon receipt of the above fee, I will have the plans stamped and signed approved.

If you have any questions in this regard, please contact my office.

Very truly yours,

Myra L. Mason, Secretary To The
NEW WINDSOR PLANNING BOARD

MLM



RESULTS OF P.B. MEETING OF: June 27, 2007

PROJECT: Royal Foods P.B. # 07-18



LEAD AGENCY:

AUTHORIZE COORD. LETTER: Y____N____
TAKE LEAD AGENCY: Y✓N____

M) ✓ S) B VOTE: A 5 N 0
CARRIED: Y ✓ N

NEGATIVE DEC:

M) ✓ S) B VOTE: A 5 N 0
CARRIED: Y ✓ N

PUBLIC HEARING:

WAIVED: ✓ CLOSED: FINAL:

M) V S) Sch VOTE: A 5 N 0 SCHEDULE P.H.: Y N ✓

SEND TO O.C. PLANNING: Y

RETURN TO WORK SHOP: Y N

SEND TO DEPT. OF TRANS: Y___ REFER TO Z.B.A.: M)___ S)___ VOTE: A___ N___

APPROVAL:

CONCEPTUAL: _____ **PRELIMINARY:** _____ **COND. FINAL:** _____ **FINAL** _____

M) S) VOTE: A N APPROVED:

NEED NEW PLANS: Y_____ N_____

CONDITIONS – NOTES:

Stripe & mark & pave parking spaces 1-6 with the others being available if needed.

Atty to prepare resolutions (m) v. (s) Schles 5 Apr 0 May

MEETING DATE: June 27, 2007

AS OF: 08/15/2007

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSO

TASK: 7- 18

FOR ALL WORK ON FILE:

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	TIME	EXP.	DOLLARS	
											BILLED	BALANCE
7-18	327894	03/07/07	TIME	MJE	WS	ROYAL FOOD S/P AM	119.00	0.40	47.60			
7-18	333070	04/02/07	TIME	MJE	MC	DeRAY:ROYAL FOOD S/P	119.00	0.20	23.80			
7-18	343325	06/06/07	TIME	MJE	WS	ROYAL FOOD S/P AM	119.00	0.40	47.60			
7-18	346220	06/25/07	TIME	MJE	MR	ROYAL FOOD S/P	119.00	0.60	71.40			
7-18	345022	06/27/07	TIME	MJE	MM	Royal Food S/P APPL	119.00	0.10	11.90			
7-18	346210	06/27/07	TIME	MJE	PM	ROYAL APP W/GA	119.00	0.20	23.80			
7-18	346234	06/27/07	TIME	MJE	MM	ROYAL FOOD (RSG MTG)	119.00	0.30	35.70			
									261.80			
7-18	349794	07/20/07				BILL 07-1914					-261.80	
											-261.80	
7-18	369082					PD/CR 07-1914 PD 08/08/07		261.80				
7-18	369394	08/06/07	TIME	MJE	MC	ROYAL FOOD EMC NWBI	119.00	0.30	35.70			
7-18	369590	08/14/07	TIME	MJE	MC	loyal - closeout	119.00	0.40	47.60			
TASK TOTAL									345.10		-261.80	83.30
										0.00		
GRAND TOTAL									345.10		-261.80	83.30
										0.00		

Client Ledger
ALL DATES

Date	Received From/Paid To	Che#	General	Bld	Trust Activity	
Entry #	Explanation	Rec#	Disbs	Inv#	Acc	Repts Disbs Balance
12132	TOWN OF NEW WINDSOR					
6085931	ROYAL FOOD SERVICE SITE PLAN PB# 07-18	ABBR				Rosp Lawyer: JRL
Jun 27/2007	Lawyer: ALR 0.20 Hrs X 175.00			35.00	4149	
79220	ATTEND TOWN OF NEW WINDSOR					
	PLANNING BOARD FOR MEETING ON					
Jun 27/2007	ROYAL FOODS SITE PLAN PB# 07-18			17.50	4149	
79221	Lawyer: ALR 0.10 Hrs X 175.00					
	PREPARE MEMO RE ACTIONS TAKEN					
	BY PLANNING BOARD ON ROYAL					
	FOODS PB# 07-18					
Jul 13/2007	Billing on Invoice 4149		0.00		4149	
81241	FEES 52.50					
Jul 24/2007	Lawyer: DRC 0.80 Hrs X 175.00			140.00	4377	
83416	AGGREGATE TIME SPENT PREPARING					
	THE RESOLUTIONS ADOPTING THE					
	NEGATIVE DECLARATION AND					
	GRANTING SITE PLAN APPROVAL					
	PB# 07-18					
Jul 27/2007	TOWN OF NEW WINDSOR	1130822	52.50			
84256	FMT - PAYMENT ON ACCOUNT					
Aug 13/2007	Billing on Invoice 4377		0.00		4377	
87071	FEES 140.00					

TOTALS	CHE	+	UNBILLED	+	FEES	=	TOTAL	DISBS	+	FEES	+	TAX	-	RECEIPTS	=	BALANCES	A/R	TRUST
PERIOD	0.00		0.00		0.00		0.00	0.00		192.50		0.00		52.50		140.00		0.00
END DATE	0.00		0.00		0.00		0.00	0.00		192.50		0.00		52.50		140.00		0.00

FIRM TOTAL	CHE	+	UNBILLED	+	FEES	=	TOTAL	DISBS	+	FEES	+	TAX	-	RECEIPTS	=	BALANCES	A/R	TRUST
PERIOD	0.00		0.00		0.00		0.00	0.00		192.50		0.00		52.50		140.00		0.00
END DATE	0.00		0.00		0.00		0.00	0.00		192.50		0.00		52.50		140.00		0.00

REPORT SELECTIONS - Client Ledger

Layout Template
Requested by
Finished
Ver
Matters
Clients
Major Clients
Client Intro Lawyer
Matter Intro Lawyer
Responsible Lawyer
Assigned Lawyer
Type of Law
Select From
Matters Sort by
New Page for Each Lawyer
New Page for Each Matter
No Activity Date
Firm Totals Only
Totals Only
Entries Shown - Billed Only
Entries Shown - Disbursements
Entries Shown - Receipts
Entries Shown - Time or Fees
Entries Shown - Trust
Incl. Matters with Retainer Bal
Incl. Matters with Neg Unbld Disb
Trust Account
Working Lawyer
Include Corrected Entries
Show Check # on Paid Payables
Show Client Address
Consolidate Payments
Show Trust Summary by Account

Default
Jennifer Schneider
Thursday, August 30, 2007 at 03:07:41 PM
8.20c
6085931
All
All
All
All
All
All
Active, Inactive Matters
Default
No
No
Dec 31/2199
No
No
No
Yes
Yes
Yes
Yes
No
No
All
All
No
No
No
No
No



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE

**33 AIRPORT CENTER DRIVE
SUITE 202**

NEW WINDSOR, NEW YORK 12553

(845) 567-3100

FAX: (845) 567-3232

E-MAIL: MHENY@MHEPC.COM

WRITER'S E-MAIL ADDRESS:

MJE@MHEPC.COM

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: ROYAL FOODS SITE PLAN
(PROPOSED FREEZER AND DOCK ADDITION)
PROJECT LOCATION: WALNUT AVE (OPPOSITE MacARTHUR AVE)
SECTION 18 – BLOCK 1 – LOT 11
PROJECT NUMBER: 07-18
DATE: 27 JUNE 2007
DESCRIPTION: THE APPLICATION PROPOSES A FREEZER ADDITION WITH
LOADING DOCK AT THE REAR OF THE EXISTING FACILITY. THE
PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The property appears to be split by the PI and R-4 zoning districts of the Town (with majority being in the R-4 zone). The zone line should be shown on the plan. The wholesale/retail use is a pre-existing non-conforming use in both zones. The plan provides the PI zoning requirements in the bulk table, for reference only.

As a pre-existing non-conforming use, the modification to the structure is permitted to expand a maximum of 30%, as per Section 300-73 (B)(3) of the Town Code. This application proposes an extension of approximately 20% if the entire freezer + loading dock are considered.

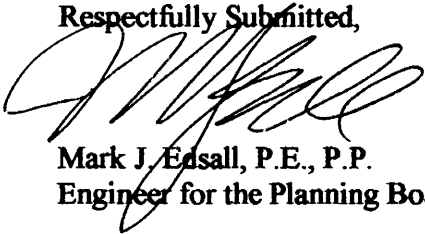
2. All the improvements proposed for the existing site are in the rear of the site. I have requested that parking be depicted for the front of the site, even though no changes are proposed (we should, however, request that they properly stripe all the spaces).
3. The applicant's surveyor has provided a note indicating mixed wholesale (warehouse) and retail and a resultant max parking required of 10 spaces. Knowing the existing operation, this seems reasonable. The Board should verify acceptance as proposed.
4. To my knowledge, there are no other Involved Agencies for this application. As such, the Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.

REGIONAL OFFICES

• 111 WHEATFIELD DRIVE – SUITE ONE • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

5. The Planning Board may wish to classify this action as an "unlisted action" under SEQRA, and consider a "negative declaration" of environmental significance, based on the information presented and reviewed.
6. The Planning Board should determine, for the record, if a Public Hearing will be required for this Site Plan, per its discretionary judgment under Paragraph 300-86 (C) of the Town Zoning Local Law.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Engineer for the Planning Board

MJE/st
NW07-18-27June07.doc

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/27/2007

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 7-18

NAME: ROYAL FOOD SERVICE PA2007-0050

APPLICANT: THOMAS ABBRUSCATTO

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	06/20/2007	MUNICIPAL HIGHWAY	/ /	
ORIG	06/20/2007	MUNICIPAL WATER	/ /	
ORIG	06/20/2007	MUNICIPAL SEWER	/ /	
ORIG	06/20/2007	MUNICIPAL FIRE	06/26/2007	APPROVED
ORIG	06/20/2007	NYS DOT	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/27/2007

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
O [Disap, Appr]

FOR PROJECT NUMBER: 7-18

NAME: ROYAL FOOD SERVICE PA2007-0050

APPLICANT: THOMAS ABBRUSCATTO

--DATE-- MEETING-PURPOSE-----ACTION-TAKEN-----

06/06/2007 WORK SHOP APPEARANCE SUBMIT

PLANNING BOARD APPLICATION SUBMITTAL CHECKLIST

The following items are to be returned to the Planning Board Secretary, complete as a package, to make application to appear before the Planning Board:

CHECK OFF (ONE ORIGINAL COPY OF ALL EXCEPT PLANS)

1. Completed Page 1 and 2 of Application form. (Original Copy) *+ 2 prints* ✓
2. Agricultural Data Statement (If you answer yes to #9 on application) NA
3. Applicant/Owner Proxy Statement (Original) (MUST HAVE IF APPLICABLE) ✓
4. a. Applicable completed Check List for subdivision/L.L. Chg. or Site Plan ✓
b. **Approval box on all sheets of plan as described in #4 of Subdivision Check List and #2 of Site Plan Check List.**
5. Short Form EAF (Unless instructed to prepare long form). (Original) ✓
6. Flood Hazard Area Development Application. NA
7. EIGHT Sets of plans – folded to fit in legal size file folder with name block showing. ✓
8. **SEPARATE CHECKS AS FOLLOWS:** (Choose appropriate category for your project)

SITE PLANS: ✓

Two Separate Checks: (One check for application fee and separate check for escrow amount)

Special Permit Application and Review Fee..... \$250.00

Application fee..... \$125.00 ✓

Escrow (Unless other amount specified at workshop) \$750.00 ✓

(Additional escrow due for multi-family dwellings)

\$ 750.00

125.00
250.00

SUBDIVISIONS:

Two Separate Checks: (One check for application fee and separate check for escrow amount)

Application Fee...(minor subdivision only).....\$ 75.00

Application Fee...(major subdivision only).....\$150.00

ESCROW:

Residential: \$200.00 each - for each of first 4 lots

\$100.00 for each additional lot -

Total:\$ _____

Commercial: \$500.00 each - for each of first 4 lots

\$200.00 for each additional lot -

Total:\$ _____

LOT LINE CHANGE:

Two Separate Checks: (One check for application fee and separate check for escrow amount)

Application fee.....\$75.00

Escrow (Unless other amount specified at workshop).\$200.00.....\$ _____

PLEASE NOTE: ADDITIONAL FEES DUE UPON COMPLETION OF PLANNING BOARD REVIEW.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

☐ Main Office
33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mheny@mhepc.com

☐ Regional Office
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhepa@mhepc.com

Writer's E-mail Address:
mje@mhepc.com

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN / VILLAGE OF: New Windsor **P/B APP. NO.:** (100)

WORK SESSION DATE: 6 June 2007 **PROJECT:** NEW OLD

REAPPEARANCE AT W/S REQUESTED: No **RESUB. REQ'D:** Full App

PROJECT NAME: Royal Food - Abbrivicata

REPRESENTATIVES PRESENT: Pick DeKay / Jay Klein / Mr A

MUNICIPAL REPS PRESENT: **BLDG INSP.** BLH **PB ATTY.** _____
FIRE INSP. _____ **PLANNER** _____
MHE REP (MJE) (Other) _____ **P/B CHMN** _____ **OTHER** _____

ITEMS DISCUSSED: 24 Walnut Ave

- call pre-exist w/c where bulk
- drainage to loading dock
Cells from neighbor's discharge
onto neighbor's adjacent
- otherwise appears complete

STND CHECKLIST:

PROJECT
TYPE

DRAINAGE _____

DUMPSTER _____

SCREENING _____

LIGHTING _____

(Streetlights)
LANDSCAPING _____

BLACKTOP _____

ROADWAYS _____

APPROVAL BOX _____

SITE PLAN

SPEC PERMIT

L L CHG.

SUBDIVISION

OTHER

PROJECT STATUS:

ZBA Referral: Y N

Ready For Meeting X Y N

Recommended Mtg Date next

TOWN OF NEW WINDSOR

07-18

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (845) 563-4615
Fax: (845) 563-4689

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Change _____ Site Plan ☒ Special Permit _____

Tax Map Designation: Sec. 18 Block 1 Lot 11

BUILDING DEPARTMENT PERMIT NUMBER:

PA 2007 - 50
MUST FILL IN THIS NUMBER

1. Name of Project Royal Food Service

2. Owner of Record Thomas Abbruscatto Phone 561-6336

Address: 24 Walnut Ave, New Windsor, N.Y. 12553
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Thomas Abbruscatto Phone 562-7431

Address: 32 Memorial Drive, Newburgh, N.Y. 12550
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan Richard DeKey, C.S. Phone 534-8127

Address: P.O. Box 313, Cornwall, N.Y. 12518
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney N.A. Phone _____

Address _____
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

R. DeKey, C.S. 534-8127 534-4370
(Name) (Phone) (fax)

7. Project Location: On the North side of Walnut
(Direction) (Street)

8. Project Data: Acreage 0.6± AC Zone PI School Dist. Newb.

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No X

***This information can be verified in the Assessor's Office.**

***If you answer yes to question 9, please complete the attached Agricultural Data Statement.**

10. Detailed description of Project: (Use, Size, Number of Lots, etc.) Site Plan
ROYAL FOOD SERVICE (11 ONE PARCELS)

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no X

12. Has a Special Permit previously been granted for this property? yes _____ no X

IF THIS APPLICATION IS SIGNED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION

SWORN BEFORE ME THIS:

7 DAY OF June 2007

Theresa MacEntee
THERESA MacENTEE
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN ULSTER COUNTY
NO. 4957983
COMMISSION EXPIRES 10-30-09
NOTARY PUBLIC

(OWNER'S SIGNATURE)

N.A.
(AGENT'S SIGNATURE)

N.A.
Please Print Agent's Name as Signed

TOWN USE ONLY:

DATE APPLICATION RECEIVED

APPLICATION NUMBER

AGENT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

Thomas Abruscato

(OWNER)

, deposes and says that he resides

at 32 MEMORIAL DRIVE, Newburgh, 12550 in the County of ORANGE
(OWNER'S ADDRESS)

and State of New York and that he is the owner of property tax map

(Sec. 18 Block 1 Lot 11)

designation number (Sec. _____ Block _____ Lot _____) which is the premises described in the foregoing application and that he designates:

N. A.

(Agent Name & Address)

Richard DeKay, C.S. 36168 P.O. Box 313
CORNWALL, N.Y. 12518

(Name & Address of Professional Representative of Owner and/or Agent)

as his agent to make the attached application.

THIS DESIGNATION SHALL BE EFFECTIVE UNTIL WITHDRAWN BY THE OWNER OR UNTIL TWO (2) YEARS FROM THE DATE AGREED TO, WHICH EVER IS SOONER.

SWORN BEFORE ME THIS:

[Signature]
Owner's Signature (MUST BE NOTARIZED)

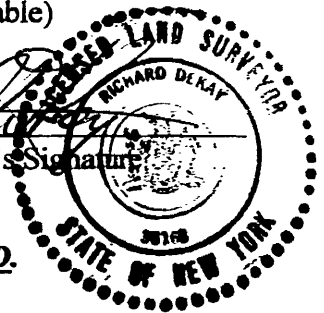
7 DAY OF June 2007

Theresa MacEntee

THERESA MacENTEE
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN ULSTER COUNTY
NO. 4957983
COMMISSION EXPIRES 10-30-09
NOTARY PUBLIC

N. A.
Agent's Signature (If Applicable)

[Signature]
Professional Representative's Signature



**** PLEASE NOTE: ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.**

THIS PROXY SHALL BE VOID TWO (2) YEARS AFTER AGREED TO BY THE OWNER

TOWN OF NEW WINDSOR PLANNING BOARD

SITE PLAN CHECKLIST

ITEM

1. ☒ Site Plan Title
2. ☒ Provide 4" wide X 2" high box (**IN THE LOWEST RIGHT CORNER OF THE PLAN**) for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SITE PLAN).

SAMPLE:



3. ☒ Applicant's Name(s)
4. ☒ Applicant's Address
5. ☒ Site Plan Preparer's Name
6. ☒ Site Plan Preparer's Address
7. ☒ Drawing Date
8. ☒ Revision Dates
9. ☒ Area Map Inset and Site Designation
10. ☒ Properties within 500' of site
11. ☒ Property Owners (Item #10)
12. ☒ Plot Plan
13. ☒ Scale (1" = 50' or lesser) / $\frac{1}{2}$ " = 20'
14. ☒ Metes and Bounds
15. ☒ Zoning Designation
16. ☒ North Arrow
17. ☒ Abutting Property Owners
18. ☒ Existing Building Locations
19. ☒ Existing Paved Areas
20. ☒ Existing Vegetation *None*
21. ☒ Existing Access & Egress

PROPOSED IMPROVEMENTS

- | | | |
|-----|---------------|-------------------------------------|
| 22. | <u>NA</u> | Landscaping |
| 23. | <u>NA</u> | Exterior Lighting |
| 24. | <u>N.A.</u> | Screening |
| 25. | <u>SHOWN</u> | Access & Egress |
| 26. | <u>"</u> | Parking Areas |
| 27. | <u>"</u> | Loading Areas |
| 28. | <u>"</u> | Paving Details (Items 25 - 27) |
| 29. | <u>NA</u> | Curbing Locations |
| 30. | <u>NA</u> | Curbing through section |
| 31. | <u>SHOWN</u> | Catch Basin Locations |
| 32. | <u>✓</u> | Catch Basin Through Section |
| 33. | <u>✓</u> | Storm Drainage |
| 34. | <u>NA</u> | Refuse Storage |
| 35. | <u>NONE</u> | Other Outdoor Storage |
| 36. | <u>Public</u> | Water Supply |
| 37. | <u>Public</u> | Sanitary Disposal System |
| 38. | <u>SHOWN</u> | Fire Hydrants |
| 39. | <u>SHOWN</u> | Building Locations |
| 40. | <u>SHOWN</u> | Building Setbacks <u>BULK TABLE</u> |
| 41. | <u>✓</u> | Front Building Elevations |
| 42. | <u>NA</u> | Divisions of Occupancy |
| 43. | <u>✓</u> | Sign Details |
| 44. | <u>✓</u> | Bulk Table Inset |
| 45. | <u>✓</u> | Property Area (Nearest 100 sq. ft.) |
| 46. | <u>✓</u> | Building Coverage (sq. ft.) |
| 47. | <u>✓</u> | Building Coverage (% of total area) |
| 48. | <u>✓</u> | Pavement Coverage (sq. ft.) |
| 49. | <u>✓</u> | Pavement Coverage (% of total area) |
| 50. | <u>✓</u> | Open Space (sq. ft.) |
| 51. | <u>✓</u> | Open Space (% of total area) |
| 52. | <u>10</u> | No. of parking spaces proposed |
| 53. | <u>19</u> | No. of parking spaces required |

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, AIS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. N.A.

Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.

55. N.A.

A disclosure Statement, in the form set below, must be inscribed on all site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

APrior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasee shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY: [Signature] Date 5.6-06-07
Licensed Professional

⌘ ⌘ ⌘ ⌘ ⌘ ⌘ **PLEASE NOTE:** ⌘ ⌘ ⌘ ⌘ ⌘ ⌘

THE APPLICANT OR THEIR REPRESENTATIVE IS RESPONSIBLE TO KEEP TRACK OF ALL EXPIRATION DATES FOR ANY AND ALL APPROVALS GRANTED TO A PROJECT. EXTENSIONS MUST BE APPLIED FOR PRIOR TO EXPIRATION DATE.

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

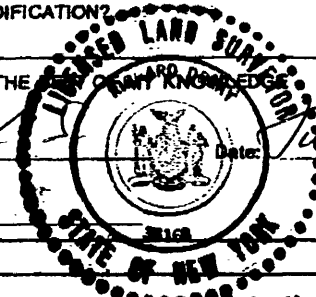
State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT / SPONSOR <i>Thomas Abruscato</i>	2. PROJECT NAME <i>Royal Food Service</i>
3. PROJECT LOCATION: Municipality <i>Town of New Windsor</i> County <i>ORANGE</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>28 Walnut Street - opposite end of MacArthur Ave. (North Side)</i>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input checked="" type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>12 X 20 FREEZER ON 16 X 30 PAD / Loading Dock</i>	
7. AMOUNT OF LAND AFFECTED: Initially <i>0.6</i> acres Ultimately <i>0.6</i> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit/approval <i>Town of New Windsor / Permit in use last 48 years</i>	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE.	
Applicant/sponsor name: <i>Richard DeKey</i>	Date: <i>Jan 6, 2007</i>
Signature: <i>Richard DeKey</i>	



If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain briefly:

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:	
_____ Name of Lead Agency	
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (If different from responsible officer)
_____ Date	

RICHARD DEKAY L.S. 36168
LAND SURVEYOR
4 DYER LANE
P.O. BOX 313
CORNWALL N.Y. 12518
TEL. 845-534-8127
FAX 845-534-4370

NOTES:
TAX MAP REF. : SECTION 18 BLOCK D LOT 11
STREET ADDRESS : No. 24 WALNUT AVENUE
RECORD OWNER : THOMAS P. ABBRUSCATTO
DEED REF. : LIBER 11111 PAGE 1412

LEGEND:
— Property Line
— Utility Wires & Pole
— Gas Service & Valve
— Chain Link Fence
— Hydrant
— S.D.A. Willow Tree
— Manhole
— C.B. Catch Basin
— I.P.F. Iron Pipe Found

NOTE A:
PARKING CALCULATION REQUIRES 1 SPACE PER 150 S.F. OF TOTAL FLOOR AREA AS PER TOWN CODE CHAPTER 300-60 LINE (26)
2400 S.F. EXISTING PLUS 480 S.F. NEW FLOOR AREA EQUALS 2880 ÷ 150 = 19.2 SPACES FOR RETAIL STORES.
TOWN CODE CHAPTER 300-60 LINE (27) FOR WHOLESALE ESTABLISHMENTS OR WAREHOUSES REQUIRES 1 SPACE FOR EVERY
2 EMPLOYEES DURING MAXIMUM WORKSHIFT OR 1 SPACE FOR EVERY 1,000 S.F. OF TOTAL FLOOR AREA, WHICHEVER IS GREATER.
2880 S.F. ÷ 1,000 S.F. = 2.88 OR 3 SPACES. SINCE ROYAL FOOD SERVICE IS A WHOLESALE ESTABLISHMENT WITH A SMALL
RETAIL AREA WITH RARELY MORE THAN A FEW RETAIL CUSTOMERS AT ONE TIME, 10 SPACES ARE PROPOSED.

ZONING BULK TABLE (PROPERTY LOCATED IN P I-PLANNED INDUSTRIAL ZONING DISTRICT)

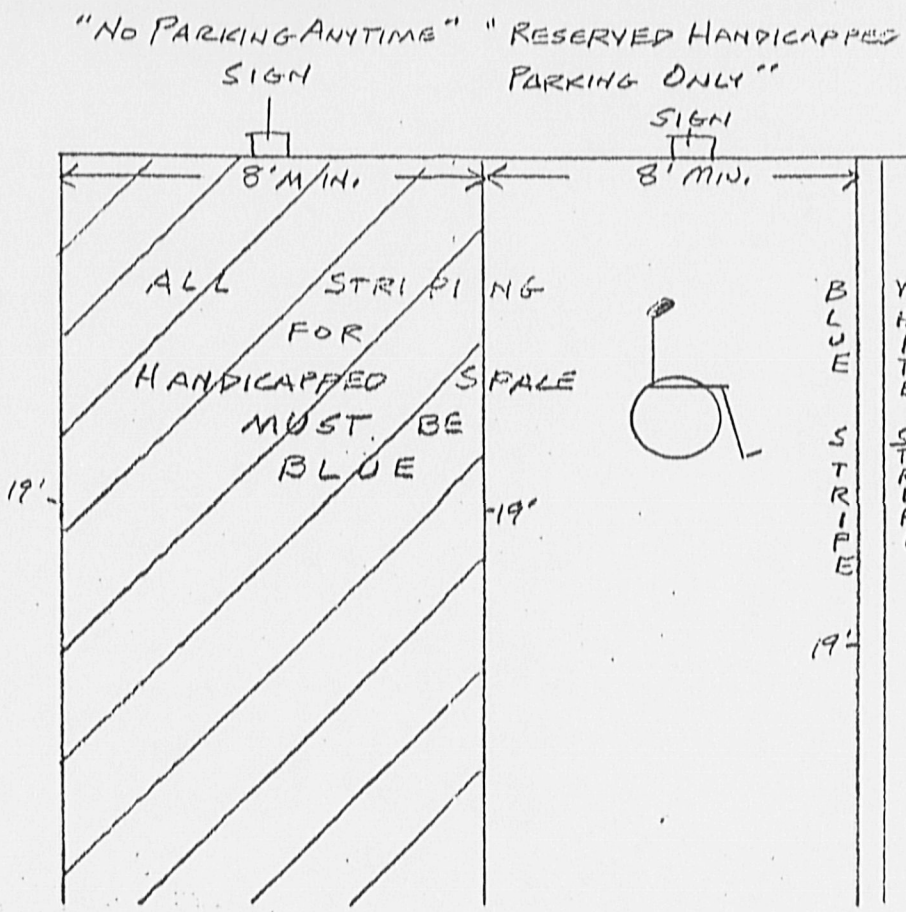
	LOT AREA MIN.	LOT WIDTH MIN.	FRONT YD. MIN.	SIDE YDS. MIN.	REAR YD. MIN.	B.L.D.G. HT. MAX. (4' PER FT.) 16.34	FLOOR AREA RATIO MAX.	OFF STREET PARKING
REQUIRED	40,000 S.F.	150'	50'	15'/40'	20'		0.6	
EXISTING	25,852.02	167.13 REFERENCE	44.70	49.53/107.18	64.80	13.34	0.09	
PROPOSED		"	"	"	54'±		0.11	10 SPACES 9 STANDARD 1 HANDICAPPED SEE NOTE A ABOVE

1/4 MCCLINTOCK PROPERTIES INC.
L. 12221 P. 408
SEC. 18 BLOCK D LOT 15

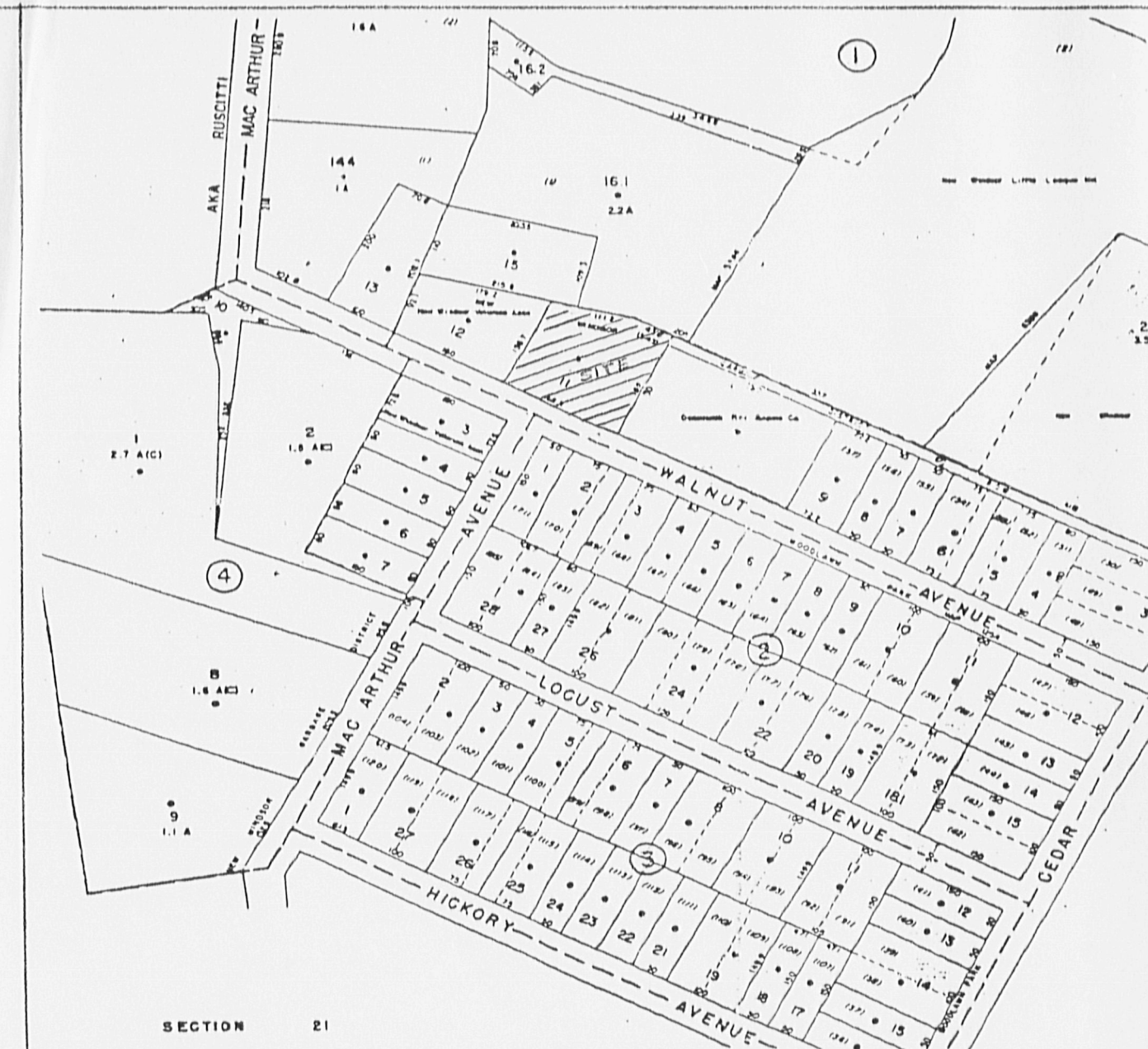
1/4 ANTHONY, JOSEPH, MICHAEL & MARK AMOIA
L. 2432 P. 130
SEC. 18 BLOCK D LOT

1/4 NEW WINDSOR VETERAN ASSOCIATION INC.
L. 1428 P. 34
SEC. 18 BLOCK D LOT 12

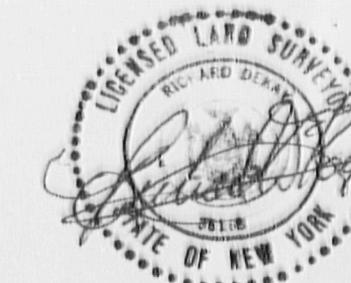
1/4 QUASSAIL FIRE ENGINE COMPANY OF NEW WINDSOR N.Y.
L. 1264 P. 151, L. 897 P. 597 & L. 4176 P. 195
SEC. 18 BLOCK D LOT 21



HANDICAPPED
PARKING SPACE
DETAIL
(N.T.S.)



KEY LOCATION / VICINITY MAP 1" = 200'



SITE PLAN
SCALE: 1" = 20'
DATE: JUNE 8, 2007
FOR: ROYAL FOOD SERVICE / THOMAS ABBRUSCATTO OWNER
TOWN OF NEW WINDSOR, COUNTY OF ORANGE
STATE OF NEW YORK

APPROVAL GRANTED BY TOWN OF NEW WINDSOR
SEP 28 2007
By: [Signature]
By: [Signature]